

Christine Joyce

12/1/08 (10)

**From:** Steve Ledoux [sledoux@acton-ma.gov]  
**Sent:** Wednesday, November 26, 2008 10:04 AM  
**To:** Manager Department  
**Subject:** FW: Quail Ridge Trail Easement



Selectmen's Vote -  
Quail Ridge... For agenda

-----Original Message-----

**From:** David Wiener [mailto:dwiener@andersonkreiger.com]  
**Sent:** Wednesday, November 26, 2008 10:02 AM Eastern Standard Time  
**To:** Steve Ledoux; Roland Bartl  
**Cc:** Ryan D. Pace  
**Subject:** Quail Ridge Trail Easement

Steve and Roland:

Following our discussion yesterday, attached is a proposed vote for the Board of Selectmen's December 1 meeting ratifying the recording the Trail Easement without obtaining subordination agreements prior to recordation.

We were able to get the easement plan recorded yesterday but the registry closed before we were able to record the Trail Easement. We intend to record the Trail Easement today and I will send you a recorded copy once it is on record.

Please let me know if you have any questions. Happy Thanksgiving.

David

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**RECORD OF VOTE OF THE ACTON BOARD OF SELECTMEN  
DECEMBER 1, 2008**

At a duly called public meeting of the Acton Board of Selectmen on December 1, 2008, the Board voted unanimously to ratify the recording of a grant of a trail easement (the "Trail Easement") from Quail Ridge Country Club, LLC for the purposes of public pedestrian use and such other uses that are described therein over Parcel D-4/4 as shown on the 2007 Acton Town Atlas (said lot being numbered 354 Great Road) (the "Property") and as shown on a plan entitled "Plan of Land in Acton, Massachusetts (Middlesex County) for Quail Ridge Country Club, LLC," Scale 1"=100', dated July 16, 2008, prepared Stamski & McNary, Inc., which plan and Trail Easement have been recorded in the Middlesex South District Registry of Deeds prior to the Board having received subordination agreements from every lienholder holding a mortgage on the Property. The Board further voted unanimously to authorize the Town Manager to take any actions and to obtain, execute and/or record any documents, including without limitation additional mortgage subordinations or releases, that are necessary, in the Town Manager's and Town Counsel's discretion, in furtherance of the purposes of this vote and the grant of the Trail Easement, without liens or encumbrances, to the Town. This vote supersedes the vote of the Board dated September 8, 2008 in connection with the Trail Easement insofar as such September 8, 2008 vote required the delivery of subordination agreements from all lienholders to the Town Manager or Town Counsel prior to the recordation of the Trail Easement.

TOWN OF ACTON  
By its Board of Selectmen

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Lauren S. Rosenzweig, Chair

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Paulina Knibbe, Vice-Chair

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Andrew D. Magee, Clerk

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Peter Berry, Member

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Terra Friedrichs, Member

December 1, 2008